

ORDINANCE NO. 710218-F

AN ORDINANCE ORDERING A CHANGE IN USE AND CHANGING THE USE MAPS ACCOMPANYING CHAPTER 45 OF THE AUSTIN CITY CODE OF 1967 AS FOLLOWS:

TRACT 1: A 2.67 ACRE TRACT, LOCALLY KNOWN AS 1316-1402 RUNDBERG LANE, FROM "A" RESIDENCE DISTRICT TO "LR" LOCAL RETAIL DISTRICT;

TRACT 2: A 7.80 ACRE TRACT, LOCALLY KNOWN AS 1414-1446 RUNDBERG LANE; 9400-9522 CAMERON ROAD, FROM "A" RESIDENCE DISTRICT TO "GR" GENERAL RETAIL DISTRICT; ALL OF SAID PROPERTY BEING LOCATED IN AUSTIN, TRAVIS COUNTY, TEXAS; AND SUSPENDING THE RULE REQUIRING THE READING OF ORDINANCES ON THREE SEPARATE DAYS.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. Chapter 45 of the Austin City Code of 1967 is hereby amended to change the USE designation on the property described in File C14-70-155, to-wit:

Tract 1: From "A" Residence District to
"LR" Local Retail District.

A 2.67 acre tract of land out of the John Applegate and J. O. Rice Surveys in Travis County, Texas; said 2.67 acre tract of land being out of and a part of that certain 129.45 acre tract of land which was conveyed unto Austex Development Company, Ltd. by the following Two (2) Deeds:

(1) Warranty Deed dated August 22, 1969 of record in Vol. 3835 at Page 1883 of the Deed Records of Travis County, Texas;

(2) Warranty Deed dated September 4, 1969, of record in Vol. 3835 at Page 1886 of the Deed Records of Travis County, Texas;

said 2.67 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a point in the proposed west right-of-way line of Marlborough Drive for the southeast corner of the herein described tract of land;

THENCE along the proposed north right-of-way line of Rundberg Lane N 54° 43' W 455.96 feet to a point;

THENCE N 39° 33' E 440.15 feet to a point;

THENCE S 36° 49' E 168.64 feet to a point;

THENCE S 36° 04' W 139.49 feet to a point;

THENCE S 6° 45' E 131.23 feet to a point;

THENCE S 54° 43' E 171.20 feet to a point in the curving west

right-of-way line of the proposed Marlborough Drive;

THENCE with a curve to the right 107.50 feet along Marlborough Drive, which curve has an angle of intersection of $2^{\circ} 55'$ a tangent distance of 53.75 feet, a radius of 2099.68 feet, and a chord which bears $S 33^{\circ} 49' W$ 107.48 feet to a point;

THENCE $S 35^{\circ} 17' W$ 42.70 feet to the point of beginning;

locally known as 1316-1402 Rundberg Lane, in the City of Austin, Travis County, Texas;

Tract 2: From "A" Residence District to "GR"
General Retail District.

A 7.80 acre tract of land out of the John Applegate and J. O. Rice Survey in Travis County, Texas; said 7.80 acre tract of land being out of and a part of that certain 129.45 acre tract of land which was conveyed unto Austex Development Company, Ltd., by the following Two (2) Deeds:

(1) Warranty Deed dated September 4, 1969 of record in Vol. 3835 at Page 1886 of the Deed Records of Travis County, Texas;

(2) Warranty Deed dated August 22, 1969 of record in Vol. 3835 at Page 1883 of the Deed Records of Travis County, Texas;

said 7.80 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a point in the proposed west right-of-way line of Cameron Road, same being a point in the proposed north right-of-way line of Rundberg Lane, same being the southeast corner of the herein described tract of land;

THENCE along the proposed north right-of-way line of Rundberg Lane $N 54^{\circ} 43' W$ 416.10 feet to a point for the southwest corner of this tract;

THENCE along the proposed east right-of-way line of Marlborough Drive $N 35^{\circ} 17' E$ 42.70 feet to a point of curvature of a curve to the left, which curve has an angle of intersection of $6^{\circ} 27'$ a tangent distance of 121.69 feet, and a radius of 2159.68 feet;

THENCE along said curve to the left an arc distance of 243.12 feet, the chord of which bears $N 32^{\circ} 04' E$ 243.00 feet to a point;

THENCE continuing along the east right-of-way of Marlborough Drive, $N 28^{\circ} 50' E$ 438.30 feet to a point of curvature to the left, which curve to the left has an angle of intersection of $2^{\circ} 34'$ a tangent distance of 15.02 feet, and a radius of 670.60 feet;

THENCE along said curve to the left an arc distance of 30.0 feet, the chord of which bears $N 27^{\circ} 33' E$ 30.0 feet to a point for the northwest corner of this tract;

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THENCE S 72° 35' E 106.97 feet to a point;

THENCE S 74° 50' E 66.89 feet to a point;

THENCE S 64° 57' E 60.95 feet to a point;

THENCE S 61° 10' E 165.0 feet to a point in the proposed west line of Cameron Road, for the northeast corner of this tract;

THENCE along the proposed west line of Cameron Road, S 28° 50' W 888.07 feet to the poing of beginning;

locally known as 1414-1446 Rundberg Lane; 9400-9522 Cameron Road, in the City of Austin, Travis County, Texas.

PART 2. It is hereby ordered that the USE maps accompanying Chapter 45 of the Austin City Code of 1967 and made a part thereof shall be changed so as to record the change ordered in this ordinance.

PART 3. The rule requiring that ordinances shall be read on three separate days is hereby suspended and this ordinance shall become effective as provided by the Charter of the City of Austin.

PASSED AND APPROVED

February 18, 1971

APPROVED:

City Attorney

ATTEST:

City Clerk

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